

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Lodge Properties IV, LLC, a Delaware limited liability
company” which is a wholly owned subsidiary of Lodge
Series IV Trust

In Re:
Craig C. Teschko,

Debtor.



Order Filed on September 12, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 18-29340 ABA

Adv. No.:

Hearing Date: 8/13/19

Judge: Andrew B. Altenburg, Jr.

**ORDER CURING POST-PETITION ARREARS & RESOLVING MOTION FOR
RELIEF FROM STAY**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: September 12, 2019



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

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Debtor: Craig C. Teschko

Case No: 18-29340 ABA

Caption of Order: ORDER CURING POST-PETITION ARREARS AND RESOLVING MOTION FOR RELIEF FROM STAY

This matter having been brought before the Court by KML Law Group, P.C., attorneys for Secured Creditor Lodge Properties IV, LLC, a Delaware limited liability company” which is a wholly owned subsidiary of Lodge Series IV Trust, Denise Carlon appearing, upon a motion to vacate the automatic stay as to the property located at 26 Morgan Drive, Clayton, NJ, 08312, and it appearing that notice of said motion was properly served upon all parties concerned, and this Court having considered the representations of attorneys for Secured Creditor and Ronald E. Norman, Esquire, attorney for Debtor, and for good cause having been shown

It is **ORDERED, ADJUDGED and DECREED** that the debtor shall make payments in accordance with the trial modification; and

It is further **ORDERED, ADJUDGED and DECREED** that the Secured Creditor does not waive its rights to any arrears that have or may accrue in the even a final modification is not successful; and

It is further **ORDERED, ADJUDGED and DECREED** that for the Duration of Debtors’ Chapter 13 bankruptcy proceeding, if any of the trial modification payments are not made within thirty (30) days of the date said payment is due or if the final modification is denied, Secured Creditor may obtain an Order Vacating Automatic Stay as to Property by submitting a Certification of Default to the Court indicating such payment is more than thirty days late, and Debtors shall have fourteen days to respond; and

It is further **ORDERED, ADJUDGED and DECREED** that a copy of any such application, supporting certification, and proposed Order must be served on the Trustee, Debtors, and Debtors’ counsel at the time of submission to the Court; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor is hereby awarded reimbursement of fees and costs in the sum of \$350.00 for attorneys’ fees and \$181.00 for filing fees, totaling \$531.00, which is to be paid through Debtors’ Chapter 13 plan; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor’s Motion for Relief is hereby resolved.